



To: Mayor and Town Council

From: Mark C. Meyers, Town Manager

Date: February 12, 2026

Subject: Open Space Zoning Amendment – Exempt Utilities/Essential Services from Minimum Acreage Standard

Background

Rocky Mountain Power (RMP) proposes to construct an electric substation on Kolob Terrace Road. Currently the town is reaching its electric utility capacity, and the substation will ensure future growth can be accommodated.

The project would be constructed on land zoned Open Space (OS). “Utility easements, public use, essential services” are a conditional use in OS zones. RMP applied for a Conditional Use Permit (CUP). The Development Review Committee (DRC) made a recommendation to the Planning Commission on the application, and they held a public hearing last week. It is on their February 10, 2026, regular meeting agenda for formal consideration.

During the hearing, a resident pointed out that OS zones require a 10-acre minimum lot size for development (the project is 2.88 acres). In my experience utilities and other essential services are exempt from such standards as the use must be accommodated throughout every zone to serve the entire community. Additionally, utility projects range in size from small cabinets to larger lift stations, to large electric substations like the one proposed. So, a one size fits all approach to these uses in OS isn’t practical. Also, I confirmed with our contracted planner and the town attorney that there are typically exemptions for utilities.

At their February 10, 2026, meeting, the Planning Commission approved RMP’s CUP with the added condition that Town Council amend the OS zoning standards to exempt utility easements, public use, and essential services from the 10-acre minimum.

Recommendation

It is recommended that the Town Council refer the proposed Open Space zoning ordinance amendment exempting utilities, public use, and essential services from the 10-acre minimum to the Planning Commission for public hearing at their February 17, 2026, regular meeting.